



SALE / LEASE

3809 E State St

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Rockford, IL 61108



PRESENTED BY:

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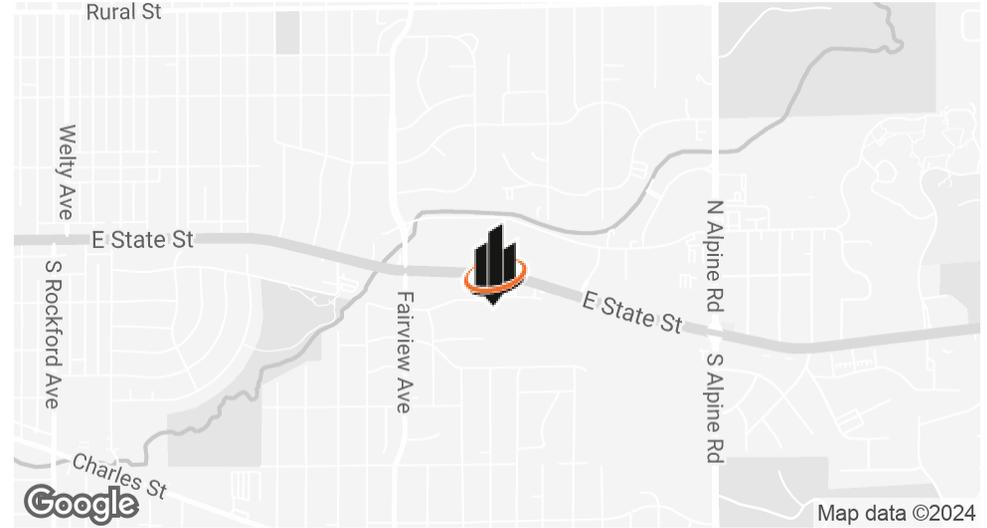
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IL #475116201



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$895,000
LEASE RATE:	\$1.75 SF/yr (Ground)
AVAILABLE SF:	1.21 Acres
LOT SIZE:	52,817 SF
TRAFFIC COUNTS:	27,200 VPD

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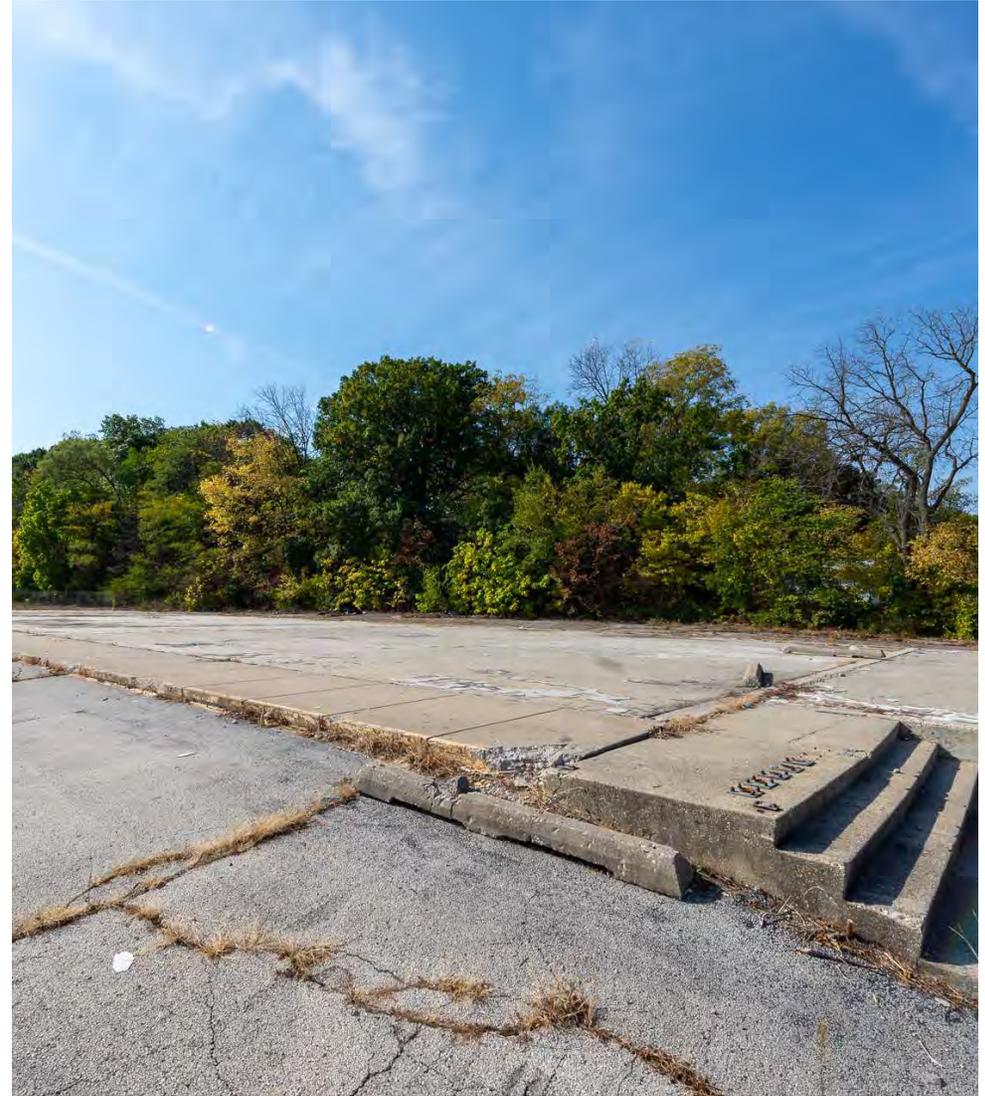
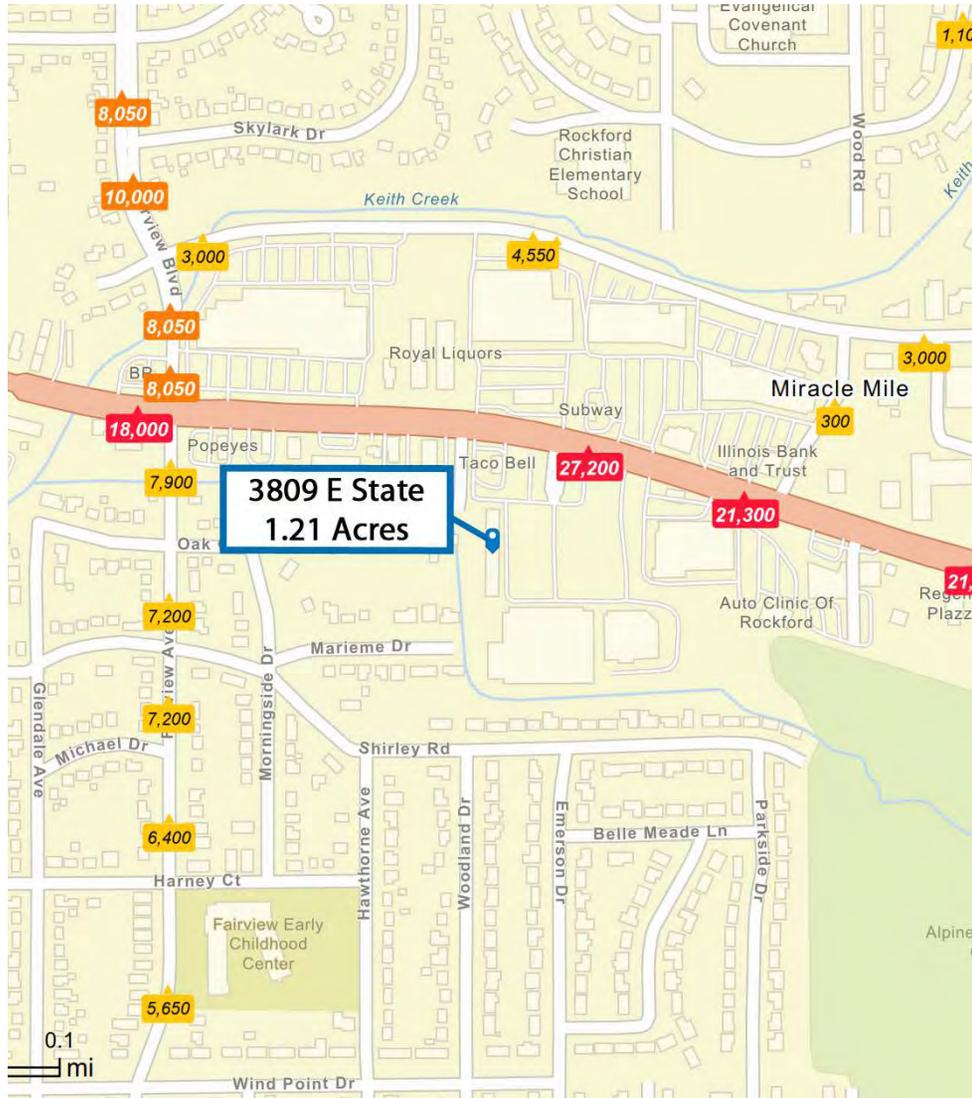
PROPERTY DESCRIPTION

Prime investment opportunity in the bustling Rockford area, offering ample space for potential retail or land development. Zoned C2, the property holds significant potential for a range of commercial options. Its strategic location provides high visibility and accessibility, making it an attractive choice for prospective investors. Whether looking to expand a retail presence or develop a new commercial enterprise, this property represents a strong investment prospect. Will also consider a build-to-suite or ground lease.

LOCATION DESCRIPTION

3809 E State St is ideally located on a busy stretch of East State Street in Rockford, IL, within a prominent shopping district just east of downtown. It is near local businesses like Zoltan's Sewing Center and Metrolink LLC, and approximately 1 mile from the N Alpine Rd intersection, offering excellent visibility for retail or commercial use.

TRAFFIC COUNT MAP



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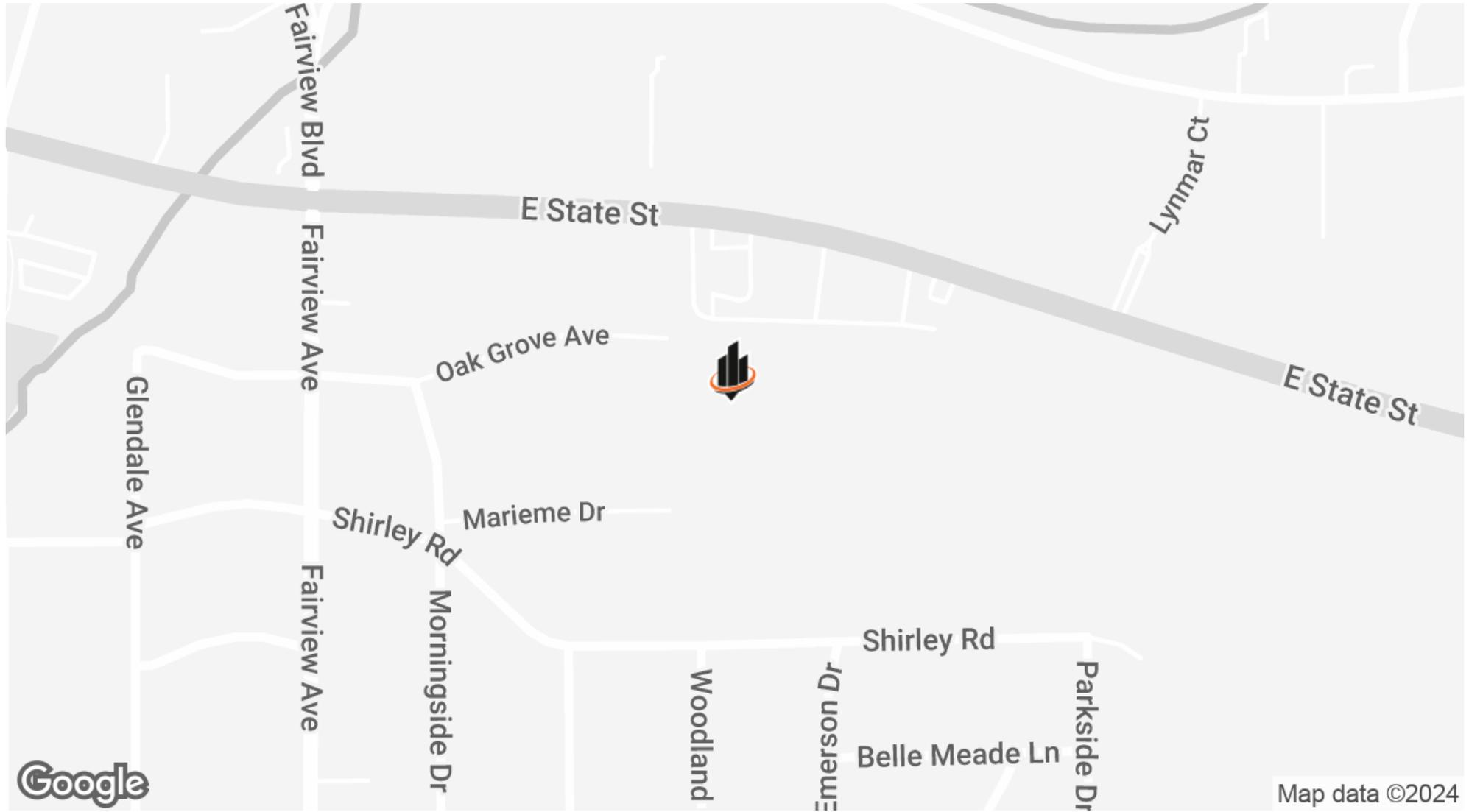
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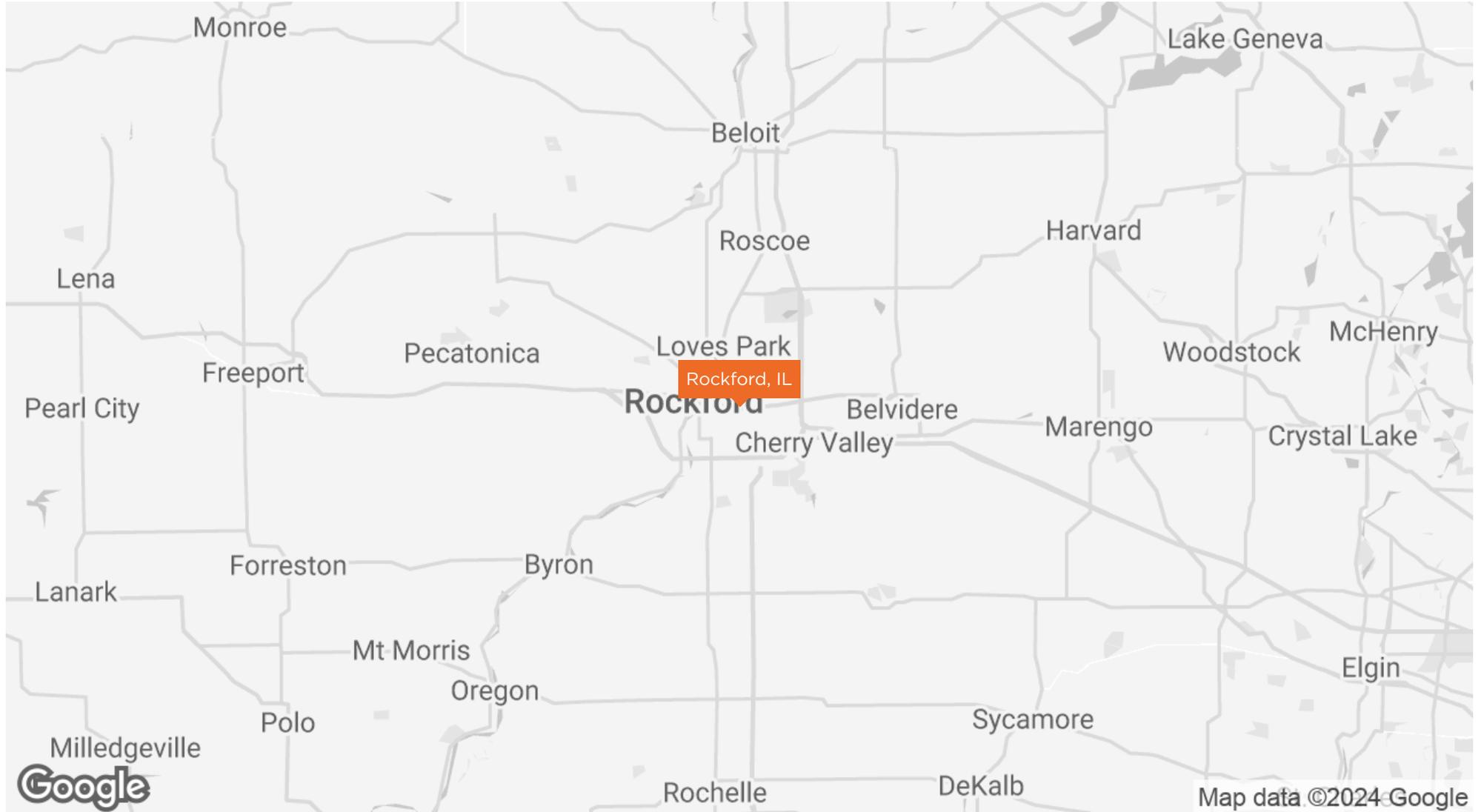
LOCATION MAP



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REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT

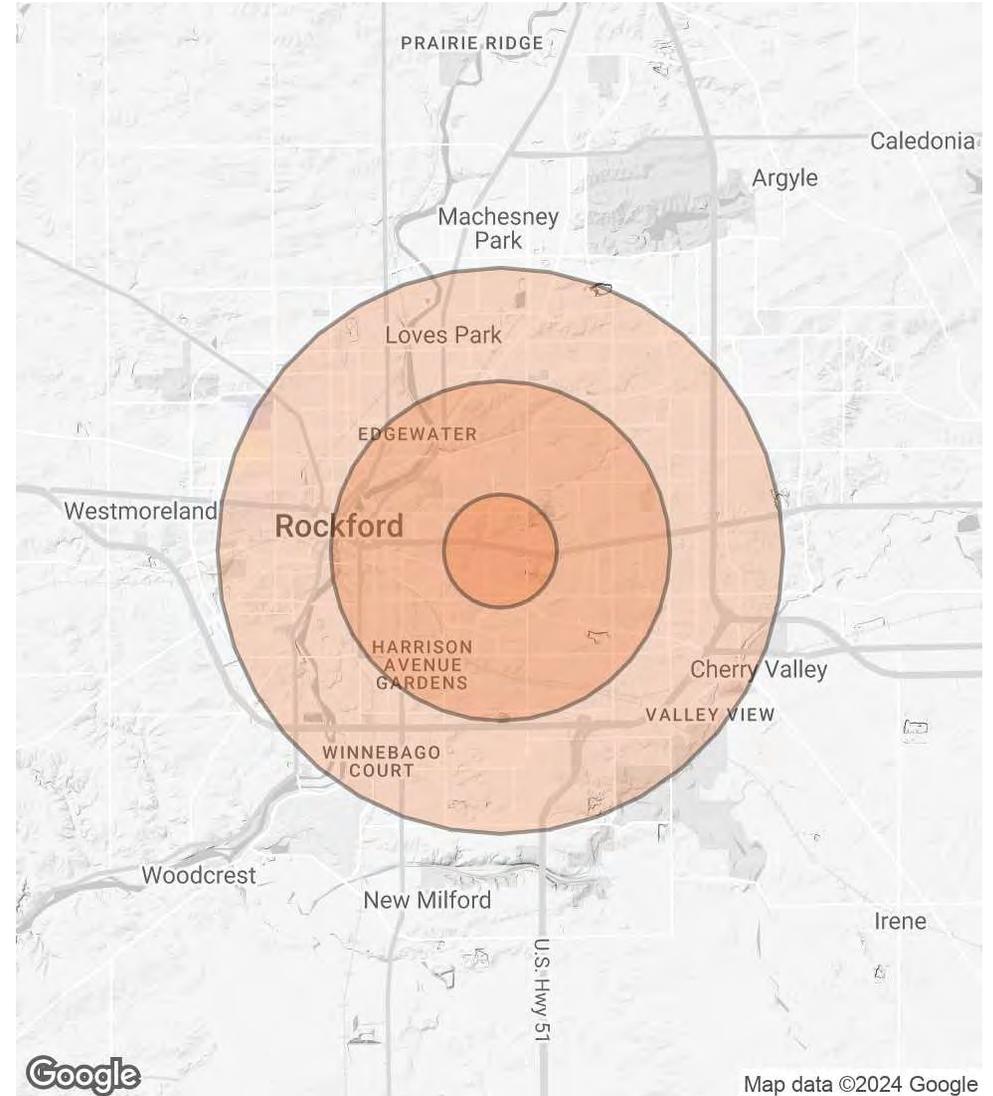
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,143	90,427	182,241
AVERAGE AGE	39	40	40
AVERAGE AGE (MALE)	38	39	39
AVERAGE AGE (FEMALE)	41	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,559	37,414	75,446
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$76,391	\$71,789	\$71,675
AVERAGE HOUSE VALUE	\$142,542	\$147,702	\$148,426

Demographics data derived from AlphaMap



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